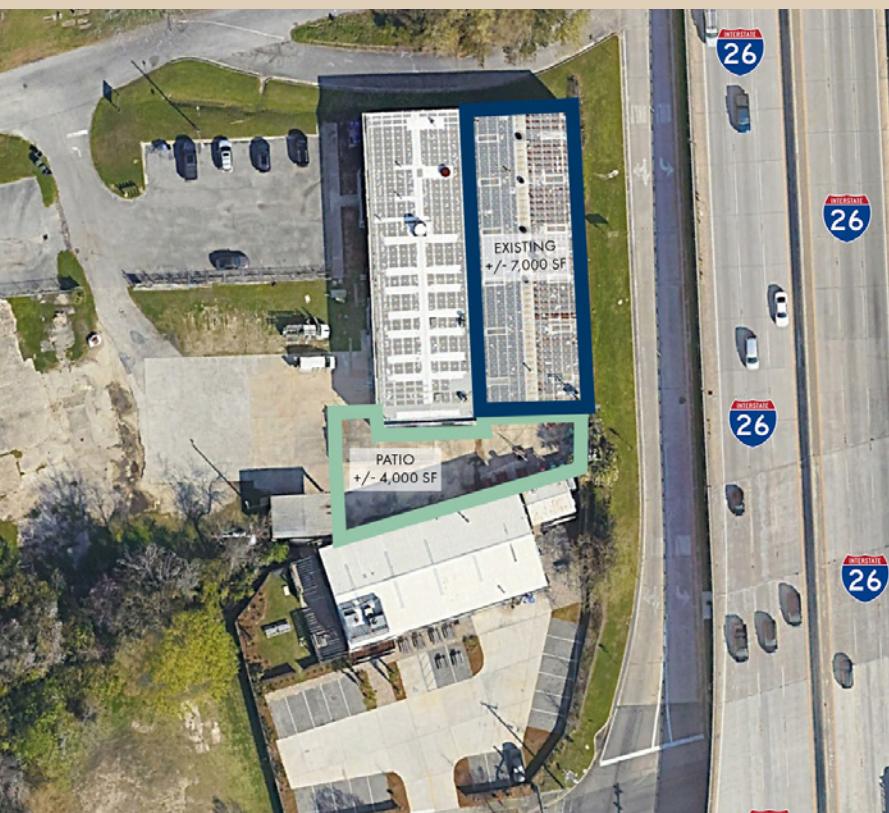




## Flex/Office/Retail Opportunity



### Office or Retail Space for Lease on the Charleston Peninsula

- Located less than half a mile from the Magnolia development which will include apartments, offices, stores, restaurants, and parks along the Ashley River between downtown Charleston and North Charleston. When completed, the project will bring more than 10,000 residents to Charleston.
- Space is currently in occupiable condition.
- Easy access to I-26 gives the space easy accessibility to Mt Pleasant, West Ashley, North Charleston and Downtown Charleston.
- Possibility of Interstate viewable signage on building.

OFFICE 843-906-1137  
2201 Mechanic Street, Suite C  
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# For Lease

<b>Address:</b>	2201 Mechanic Street Suite C, Charleston, SC 29405
<b>Available Space:</b>	+/- 7,000 SF with +/- 4,000 SF Patio Space
<b>Lease Rate:</b>	\$16.00/SF NNN
<b>Condition:</b>	Occupiable
<b>Parking Spaces:</b>	20
<b>Clear Height:</b>	20'
<b>Zoning:</b>	Light Industrial
<b>Building Size:</b>	15,162

## Gallery



## 3-Mile Area Demographics

Population

**57,220**



Households

**23,480**



Median Age

**35.3**



Median HH Income

**\$61,455**



# Area Map



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The user is required to conduct their own due diligence and verification